

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	19/01/2024
	N/A		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Jaspreet Chana			2023/5016/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
527 Finchley Road London Camden NW3 7BG			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Replacement of existing brick wall and brick pier				
<b>Recommendation(s):</b>	<b>Grant Certificate of Lawfulness (Existing)</b>			
<b>Application Type:</b>	<b>Certificate of Lawfulness (Existing)</b>			
<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				

## Site Description

The site is a school which is situated on the west side of Finchley Road on the corner of Parsifal Road and is occupied by the Parsifal College. The site is a series of buildings which form the school, it does not lie within a Conservation Area.

## Relevant History

### Application Site:

2024/0300/P - Resurfacing works and the erection of a vehicle barrier – Granted – 08/03/2024.

## Assessment

### Background

This application is submitted on behalf of Ecole Superieure de Commerce de Paris (ESCP) Europe Business School for an existing certificate of lawfulness, in relation to the school carrying out works whereby they altered the existing boundary wall by widening the existing access. This was done by removing the existing brick wall and brick pier and relocating it 3.5m along the south west side of Parsifal Road.

### Legislation:

Part 2, Class A of the General Permitted Development Order 2015.

### **Permitted development**

A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed —
  - (i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;
  - (ii) in any other case, 1 metre above ground level;
- (b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;
- (c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or
- (d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

### Assessment

There is no Article 4 direction removing the above form of Permitted Development. The reconstructed brick wall at its highest point would be 1.75m in height above ground level. The access has been further widened by 3.5m therefore it is not considered there would be any obstruction created by the reconstructed wall or brick pier. The lower part of the brick wall would be to the same height as the existing brick wall and therefore would not cause an obstruction to any highway users.

The height of the altered wall is the same height as the existing wall (1.75m in height to the highest part).

The school building is not listed and nor are the surrounding buildings.

**Conclusion**

As such, the retrospective works to alter and widen the front boundary school wall and pier are considered to comply with the required criteria under Class A Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

**Recommendation:** Grant Certificate